

# NAPLES PLANNING AND ZONING COMMISSION

## MEMBERS LIST

2000

<b>CHAIRMAN:</b>	LANCE ANDERSON 1613 E. 2250 SO. PO BOX 133	789-1702	JAN01
<b>VICE CHAIRMAN:</b>	RICHARD INGRAM 848 SO. 2000 E.	789-2484	JAN01
	JIM RICHARDS 2225 SO. 3250 E.	789-7200	JAN02
	ROBIN BEMIS 434 E. 2500 SO.	789-8293	JAN02
	CHARLES ARNOLD BAKER 1828 SO. 2000 E.	789-3587	JAN02
	HOLT HARRISON 2030 E. 2500 SO.	789-0876	JAN03
	Rae Rasmussen 2736 SO. 1500 E.	789-2529	JAN03
<b>ALTERNATE:</b>	Loa Kay Bowthorpe 1423 E. 1500 SO.	789-2468	JAN03
<b>COUNCIL REPRESENTATIVE:</b>	EVERETT COON 1834 SO 1500 E.	789-8908	JAN01

THANKS TO THE FOLLOWING PASSED MEMBERS: AMY POPE JOHNSTUN,

THE CITY IS VERY GRATEFUL FOR THE HOURS THESE VOLUNTEERS HAVE GIVEN FOR THE ADVANCEMENT OF THE COMMUNITY INTEREST, WELFARE, AND SAFETY. THESE VOLUNTEERS TRULY ARE "**PEOPLE SERVING PEOPLE**"



# NAPLES PLANNING AND ZONING COMMISSION

## MEMBERS LIST

AS OF SEPTEMBER 18, 2000

<b>CHAIRMAN:</b>	HOLT HARRISON 2030 E. 2500 SO.	789-0876	JAN03
<b>VICE CHAIRMAN:</b>	ROBIN BEMIS 434 E. 2500 SO.	789-8293	JAN02
	JIM RICHARDS 2225 SO. 3250 E.	789-7200	JAN02
	CHARLES ARNOLD BAKER 1828 SO. 2000 E.	789-3587	JAN02
	RICHARD INGRAM 848 SO. 2000 E.	789-2484	JAN01
	Rae Rasmussen 2736 SO. 1500 E.	789-2529	JAN03
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<b>ALTERNATE:</b>	Loa Kay Bowthorpe 1423 E. 1500 SO.	789-2468	JAN03
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**Candidate for Commission:** Evon Duke, 2280 South 2000 East

THANKS TO THE FOLLOWING PASSED MEMBERS: Lance Anderson,  
Amy Johnstun

THE CITY IS VERY GRATEFUL FOR THE HOURS THESE VOLUNTEERS HAVE  
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SAFETY. THESE VOLUNTEERS TRULY ARE "**PEOPLE SERVING PEOPLE**"



**NAPLES PLANNING AND ZONING COMMISSION  
MINUTES  
January 11, 2000**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m.

**COMMISSION PRESENT:** Lance Anderson, Amy Pope Johnstun, Robin Bemis, Holt Harrison, Arnold Baker.

**COMMISSION ABSENT:** Richard Ingram, Jim Richards

**COUNCIL REPRESENTATIVE:** Everett Coon - present

**OTHERS PRESENT:** Albert Mott, Cliff Grua, Paul McKraken, Rob Jacobsen, Dean Baker, Tom Montgomery, Craig Blunt.

**WELCOME:** Chairman Lance Anderson welcomed the zoning members and visitors. He asked if there were any additions or deletions to the agenda. Craig Blunt - state requirements for subdivisions. Had 3 plats to review, Lamb, Holts, and Bells. Also Amy Pope's commission term.

**DISCLOSURES:** Chairman Anderson asked the Zoning members if there were any conflicts with any agenda items, Arnold Baker told the Commission that he was related to Tom Montgomery.

**APPROVAL OF MINUTES - NOVEMBER 9, 1999:** Holt Harrison moved to approve the minutes of November 9, 1999 The motion was seconded by Robin Bemis, the motion passed with all voting aye.

**IRONWOOD SUBDIVISION PRELIMINARY REVIEW:** Cliff Grua and Rob Jacobsen made the presentation of the Ironwood subdivision preliminary plat and restricted covenants. The Commission reviewed the drawings and restricted covenants. The subdivision covers 15.25 acres and has 41 lots and a 3/4 acre park to collect the surface drainage water. The major change in this presentation is the road. The south road is moved to the south to create two lots between the north and south road. The Commission reviewed 02-28-003, 004, 005. The commission asked that approvals from the utilities, Health Department, Fire Dept, Police Dept. and Uintah County Surveyor be obtained. It would be necessary to have the signatures of the owner of property, AVW&S, Health Dept, Uintah County Surveyor and land surveyor on the plat prior to the Commission signing the plat. Letters that utilities can be provided in the easements assigned will also be part of the package before the Commission could sign the plat.

Holt Harrison moved to approve the preliminary plat with the changes subject to obtaining of the signatures as mentioned. Everett Coon seconded, the motion with the following roll call:

Amy Pope	aye
Robin Bemis	aye
Everett Coon	aye
Lance Anderson	aye
Holt Harrison	aye
Arnold Baker	no - lots too small

Lance Anderson will present the plats to the Council for recommendation for approval once all changes have been made and the signatures obtained. City Council will meet on January 27, 2000 and the next zoning meeting will be February 8, 2000.

**MONTGOMERY SALVAGE OBSCURE FENCE - UPDATE ON PROGRESS:** Craig Blunt handed out photos of the north fence progress. Tom Montgomery was asked how much further to the west will he be going with his fence. He said for now he will be stopping at the gate which leaves another 100' ft. to finish the North side. Financing the rest will be reviewed later this year. The Commission discussed the North fence and asked Tom to set a target date for this year to complete it. The Commission will review the minutes that concern the fence and will send additional copies to Tom. Tom and the Commission discussed the East fence along HWY 40. Tom said the state should help with this part of the project. Craig asked Tom if he had spoken with the State. He said no. Craig was asked to find out anything he could on Tom's request. The Ashton sign was discussed as it looks ready to fall over. Tom said it is not his sign and should be rebuilt or torn down, he prefers it to be torn down.

**SHANNON STUBBS 2842 EAST 1500 SOUTH - HEAVY EQUIPMENT IN A-1 ZONE:** Violations to zoning ordinance discussed. Two notices have been mailed to Stubbs but he did not pick them up. Craig asked what the Commission would like to do. The commission would like one of the police officers to accompany Craig and visit Shannon Stubbs. Explain to Mr. Stubbs the zoning ordinance and what he needs to do to be in compliance. Explain the consequences of not being in compliance. Set up for the March meeting (March 14, 2000).

**ALBERT MOTT - UPDATE ON HEAVY EQUIPMENT 915 EAST 2500 SOUTH - RELOCATION OF EQUIPMENT:** Albert Mott and Paul McKraken (owner of equipment) explained to the Commission that they have been selling the stuff. The back fence is now clear and all that is left is the East fence stuff. The green van (used as storage) will remain, the other two trucks will be moved off. They anticipate the rest of the stuff to be gone by June 2000. The Commission will re-evaluate the matter at the June 13, 2000 meeting.

**NAPLES MASTER PLAN DRAFT REVIEW:** The Commission reviewed their copies of the draft and discussed the continuation of this meeting to January 18, 2000 following the public hearing of the Master Plan. Following some discussion, Everett Coon moved to continue this zoning meeting to Jan. 18, 2000 at 7:30 p.m. following the Master Plan public meeting at 7:00 p.m., Holt Harrison seconded, the motion passed with all voting aye.

**SUBDIVISION LAND - STATE LAW REQUIREMENTS:** Craig handed out copies from the Utah Code book of the requirements for subdivision of lands. Our subdivision ordinance is behind the times. The state changed their requirements and so must the City. The city attorney has given an example of the wording that the surveyor and owner could sign their name to. Craig explained that the City ordinance has not been updated yet to reflect the State changes. Discussion followed. Amy Johnstun moved to approve the plats of Lamb, Holt, and Bell with the suggested wording for owner and surveyor. Arnold Baker seconded, the motion passed with all voting aye.

**COMMISSION TERMS - AMY POPE JOHNSTUN:** Amy regretfully resigned. Robin Bemis moved to have the Commission show their appreciation to Amy for her dedication of service to the Community with a plaque or certificate and present it in Council meeting to Amy. Holt Harrison seconded, the motion passed with all voting aye.

**OTHER MATTERS FOR DISCUSSION:** With no other matters the meeting was adjourned.

**Residents to ask**

Lydia Anders 2309 2972 South 1500 East  
Ray Rasmussen 2529 2736 South 1500 East  
Loa Kay Bowthorpe 2468 1400 East 1500 South





**NAPLES PLANNING AND ZONING COMMISSION  
MINUTES  
JANUARY 18, 2000**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m.

COMMISSION PRESENT: Lance Anderson, Arnold Baker, Holt Harrison, Robin Bemis, Amy Pope

COMMISSION ABSENT: Richard Ingram, Jim Richards, Craig Blunt

COUNCIL REPRESENTATIVE: Everett Coon - present

WELCOME: Chairman Lance Anderson welcomed the zoning members and visitors. He asked if there were any additions or deletions to the agenda. There were none.

DISCLOSURES: Chairman Anderson asked the Zoning members if there were any conflicts with any agenda items, there were none.

EXISTING NAPLES CITY ZONING CLASSIFICATIONS: All Commission Members are concerned with The Naples City General Plan (Page 2.5) Agricultural Zone and Residential Zone. All members seemed to be concerned with the 1/4 acre lots and apartment coming into the area. Holt Harrison commented that Naples City does not have new apartment housing for newlyweds. Amy Pope has the concern that we don't want to degrade the area of other homes that are in that area. Everett Coon wants to have flexible uses to do the best for everybody. Regardless of what we do we are going to be discriminatory but we must be flexible with zoning. All members have a concern for single wide trailers moving in the area which are degrading for those who live close to them.

IMPLEMENTATION STRATEGIES: Everett Coon is uncomfortable with wording on page 2.9 objective 4; 4.6. Rulon Dutson commented to Everett that he would look at that more closely and would get back to Craig on this so they can present that to the Council Meeting on January 27. Holt Harrison commented that the statistics should be under another column and appendix should be located elsewhere also.

INTRODUCTION: page 5.1. Everett Coon has concerns on Introduction. The word "provide". Rulon Dutson is doing some research on the word.

PRESERVATION OF EXISTING HOUSING STOCK: Which states: "Conservation of the existing housing stock is important to the City of Naples". Housing preservation programs include maintaining proper residential zoning and maintaining the physical condition (quality) of existing housing. Enforcement of building codes is also an important tool for combating housing deterioration. Holt Harrison has a concern for the elderly in the area of Naples not being able to

keep up with their yards and houses. Amy Pope talked about Welfare Grants for those who cannot afford to do upgrades on their homes.

All members talked to Rulon Dutson and asked him if it was possible to have as many changes for the NAPLES CITY GENERAL PLAN done as possible so that it could be presented to the Council Meeting on January 27, 2000. Rulon Dutson said that depending on time and talking with Craig on some matters that were discussed tonight he is really hoping that a lot can be completed and discussed on the meeting with the City Council on January 27, 2000.

With no other business matters before the council it was moved to adjourn. Adjourned at 8:20 p.m. and all members were in favor of adjournment.

Next meeting will be February 8, 2000, at 7:30 p.m.

# **NAPLES PLANNING AND ZONING COMMISSION MINUTES FEBRUARY 8, 2000**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:35 P.M.

**COMMISSION PRESENT:** Richard Ingram, Jim Richards, Arnold Baker, Holt Harrison.

**COMMISSION ABSENT:** Lance Anderson, Robin Bemis (excused).

**COUNCIL REPRESENTATIVE:** Everett Coon - absent.

**OTHERS PRESENT:** Cliff Grua, Rob Jacobson, Craig Blunt.

**WELCOME:** Vice Chairman Richard Ingram welcomed the zoning members and visitors. He asked if there were any additions or deletions to the agenda? There were none.

**DISCLOSURES:** Vice Chairman Ingram asked the zoning members if there were any conflicts with the agenda items? There were none.

## **APPROVAL OF MINUTES: JANUARY 11, & 18, 2000:**

Richard Ingram moved to approve the minutes of January 11, & 18, 2000 with the corrections, Holt Harrison seconded, the motion passed with all voting aye.

## **IRONWOOD SUBDIVISION PRELIMINARY PLAT FINAL REVIEW**

Cliff Grua and Rob Jacobson presented the ironwood subdivision preliminary plat for final review. He handed out his final draft of restricted covenants and letters of approval from AVW&S, Utah Gas and UP&L. Mr. Grua assured the commission that US West letter will be here for Council Meeting.

Items of discussion:

1. Street Lighting - Mr Grua said the electrical work will be in place for each location of street lights. Who will be paying the monthly bill? The Commission referred this to the City Council.
2. The names of streets - The plat had the names of the streets which the developers chose. The Commission approved.
3. Stop signs, street names signs - These signs will be furnished by the developer as well as installed. All materials will meet UDOT and City Standards.
4. The speed limit was discussed - The developer would like a speed limit of 20 MPH, the Commission agreed.
5. Curb and Gutter high back vs modified - following discussion Holt Harrison moved to approve the modified curb within the subdivision and the high back on 2000 East. Jim Richards

seconded, the motion passed with all voting aye.

6. Road work on 2000 East - The developer will put in high back curb and gutter and pave from the frontage to the curb.

7. Bonding - The Commission explained that there are two process the developer could choose; A) Provide an assuredly bond for the infrastructure, then building permits can be released.

B) Build all the improvements or infrastructure, after it is in place and accepted by the City then building permits can be issued.

The developer said he will try to put in the infrastructure first before going through the permit process.

8. Is there any thing else to do for this phase of the process?

A. If the plat is going to be in phases plat the first phase for signing.

B. The signatures from the owner of land, notary, County Surveyor, Land Surveyor, and Health Department will need to be on the plat prior to the Planning Commissions signature.

C. Once the signatures are on the plat the Commission will present the plat to the City Council for their approval and signature.

Mr. Grua will get the plat ready for the City Councils February 10, 2000 meeting. Craig will put him on the agenda.

#### **MASTER PLAN/COUNCIL DRAFT REVIEW**

Craig told the Commission that the Master Plan will be on the City Council Agenda, February 10, 2000. The Council should at this meeting set a date for the public hearing. Craig invited the Commission to be at this meeting to give support for the year of work that was put into the plan and answer any questions the Council might have.

#### **PLANNING AND ZONING COMMISSION MEMBERS LIST FOR 2000**

Craig handed out the list of members which included the two new members the commission had him contact; Ray Rasmussen, 2736 So. 1500 E. and Loa Kay Bowthorpe, 1423 E. 1500 So. Following some discussion Arnold Baker moved to approve the list and new members for the year 2000. Holt Harrison seconded, the motion passed with all voting aye.

#### **ZONING MAP AND ORDINANCE DEVELOPMENT**

The Commission discussed the need to get to work developing the zoning map and ordinance. At the next meeting, March 14, 2000 the Commission will take the blob map and an ownership plat map of Naples, put the zone to boundaries. Craig was asked to get some current updated zoning ordinances to review.

The Next regular meeting of the Naples Planning and Zoning is March 14, 2000 at 7:30 P.M.

With no other items for discussion the meeting was adjourned at 10:00 P.M.

### **Conditional Use Permit Request - Storage of Construction Equipment 02-11-013**

Shannon Stubbs, 2842 East 1500 South requested a conditional use permit as required (02-11-013) to park his three belly dumps at his farm/residence. 1500 South is the only truck route in Naples. "Farming does not pay very well and I run three trucks as a independent trucker for haul. I have two trucks as salvage part trucks parked on the dugway as shown in the photos". Following the discussion Everett Coon moved to approve the conditional use permit with the following conditions.

1. Trucks larger than 11/2 tons be limited to five (5).

Jim Richards seconded, the motion passed with all voting aye.

### **General Plan / Council Public Hearing of March 9/ Concerns From the Public**

Shane Mayberry asked the Council to consider the following concerns:

1. Require all subdivisions, residential, industrial and commercial to be brought to a public hearing.
2. Require land owner notification of 1500' ft or 2000' ft for the public hearing.
3. Require open space.
4. Please do away with private roads or restrict severely.
5. Don't allow a subdivision within a 2000' ft circumference from another subdivision, unless 90% completed or filled, be approved.
6. Don't allow subdivisions without infrastructure, curb and gutter.

### **General Plan Joint Workshop with Council and Zoning Commission**

The workshop will be March 15, 2000 at 6:30 P.M. here at the City Office.

### **High Country Special Improvement - 2970 South Road from 950 East to 850 East**

Craig Blunt reviewed with the Commission the 2970 South Road Proposal. In the High Country Estates 2970 South was not completed before the economy bust. There are 8 lots that do not have a road. There has been requests for building permits. Having the lots pay for the road construction seems only fair. These lots were purchased for less because there was not a road to service them. The City is working on setting up a special service district which would be made up of these lots to pay for the construction.

Would the Zoning Commission require sidewalk, curb and gutter?

Holt Harrison moved not to require sidewalk, curb and gutter. High Country Estates standard when established did not require the improvements. When the whole subdivision desires the improvements then these lots can be part of that project. Jim Richards seconded, the motion

passed with all voting aye.

### **1500 South Industrial Roads Project**

Craig Blunt reviewed the 1500 South Industrial Roads Project with the Commission. Engineering Group should have the project ready to bid in April. Utilities will be given time to move and upgrade their service following that the Contractor should complete the project in 90 days.

### **Adjournment**

Everett Coon moved to adjourn at 9:37 P.M.

# **Naples Planning and Zoning Commission**

## **Minutes**

### **March 14, 2000**

This regular meeting of the Naples Planning and Zoning Commission came to order at 7:30 P.M.

**Commission Present:** Lance Anderson, Jim Richards, Robin Bemis, Holt Harrison, Arnold Baker, Rae Rasmussen, Loa Kay Bowthorpe.

**Commission Absent:** Richard Ingram (excused)

**Council Rep.** Everett Coon, Present.

**Others Present:** Gene Weeks, Elda Weeks, Jim Oldaker, Randy Freston, Shanon Stubbs, Shad Stubbs, Barbara Merrell, Craig Blunt.

#### **Welcome:**

Chairman Lance Anderson welcomed the visitors, Planning and Zoning Commissioners and especially the **NEW MEMBERS**; Rae Rasmussen and Loa Kay Bowthorpe.

Lance asked if there were any additions or deletions to the agenda. Craig Blunt asked to have a building lot approval for Barbara Merrell and the approval of February 8, 2000 minutes to be added to the agenda. The Commission all voted aye.

#### **Disclosures:**

Chairman Lance Anderson asked the Commission if there were any conflicts with the agenda items. There were none.

#### **Approval of the February 8, 2000 Minutes.**

Holt Harrison moved to approve the minutes of February 8, 2000. Arnold Baker seconded, the motion passed with all voting aye.

#### **Lot Split for a Building Lot. RA-1 Zone, Single Family Dwelling 1500 So. 2241 E.**

Carl Oldaker split off a building lot from his farm for his son Jim Oldaker.

Craig Blunt updated the Commission on what the Board of Adjustment said about the proposal.

Jim Oldaker and Engineer Randy Freston made the presentation to the Commission.

Jim presented a survey plat of the lot for the Commissions review. Mr. Freston; The 60' ft.

Easement (2200 East) was proposed to be used as the frontage for the single family lot. No other homes would front the easement without going through the subdivision process. At this time the easement would be used as a private drive.

Gene Weeks, the property owner which the easement goes through, explained to the Commission why the easement was there. In the 70's there was a subdivision approved by the County, this was one of the easements for the road system for that subdivision. Later the subdivision was vacated.

Mr. Weeks talked about the irrigation methods and the high water table. He is concerned about the new sewer line that would service this project, he did not want to have his irrigation interrupted due to continued repairs to the sewer and road because of the water table. Discussion followed. Jim Richards asked Mr. Weeks if he would have problems with this proposal?

Mr. Weeks said: If the road, culverts and sewer line are put in properly so that Mr. Oldaker does not have to dig it up to repair it all the time, a single home would be alright.

Following the discussion of 2-28-012

Jim Richards moved that the plat be approved with the following conditions:

1. The private lane be a minimum of 16' foot wide, built to a durable nature with a gravel finish.
2. The sewer and water line and other utilities be put in to local engineering standards.
3. The drainage and irrigation culverts be put in to local engineering standards.
4. The Flood Plan and Drainage Plan be addressed.
5. An asphalt entry be laid from 1500 South oil to the right-of-way/property line.
6. The permit be only for a single family home, the right of way is for this home. If there is a need for future housing development, it would require a major subdivision process.
7. The plat will have the recommended wording for the owner and surveyor.

Holt Harrison seconded, the motion passed.

Jim Richards -	aye
Robin Bemis -	aye
Holt Harrison -	aye
Arnold Baker -	abstained
Ray Rasmussen -	aye
Everett Coon -	aye
Loa Kay Bowthorpe -	

### **Single Family Resident - Plat Proposal, 2465 South 2000 East**

Barbara Merrell made the presentation to the Commission. It is an existing lot, the AVW&S can provide service without cutting into 2000 East. The lot frontage and square footage meets the minimum lot requirement in the RA - 1 zone which it is in. Following some discussion Everett Coon moved to approve the proposal, Robin Bemis seconded, the motion passed with all voting aye.



# **Naples Planning and Zoning Commission**

## **April 11, 2000**

### **Minutes**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:35 P.M.

#### **COMMISSION PRESENT:**

Richard Ingram, Jim Richards, Robin Bemis, Arnold Baker, Holt Harrison, Rae Rasmussen.

#### **COMMISSION ABSENT:**

Lance Anderson, Loa Kay Bowthorp.

#### **COUNCIL REP:**

Everett Coon, Present

#### **OTHERS PRESENT:**

Burt Allred, Bruce Cook, Craig Blunt.

#### **WELCOME:**

Vice Chairman Richard Ingram welcomed the visitors, Council and Commission Members to the public meeting. Vice Chairman Ingram asked if there were any additions or deletions from the agenda. Craig Blunt said he would be filling in for Shane Mayberry.

#### **DISCLOSURES:**

The Commissions were asked if there were any conflicts with the agenda items. No conflicts.

#### **APPROVAL OF THE MARCH 14, 2000 MINUTES:**

Holt Harrison moved to approve the minutes of the March 14, 2000 Planning and Zoning Meeting. Robin Bemis seconded, the motion passed with all voting aye.

#### **GENERAL PLAN RECOMMENDATIONS:**

Craig Blunt discussed with the Commission the survey (18 property owners) that was taken. The survey covered an area of property owners from 900 South 2000 East, North to 500 South 1500 East (Golf Course Area). In preparation for the revision of the Zoning Ordinance each Commissioner will receive a copy at the next meeting. Issues of open space, agricultural preservation, units per acre, frontage lots, new roads and the planning tools that have been or can be used to preserve our rural values and characters were discussed. Following the discussion, the Commission stated that these issues have been addressed in the General Plan, which is the foundation for the upcoming Zoning Ordinance Revision which will tweak these issues.

The Golf Course Area property owners could help in the process of revising the Zoning Ordinance. They should list or describe what they want their area to look like by the year 2020 and present it to the Commission as an Overlay Zone for that acreage. Everett Coon suggested that the property owners draw up a restricted covenant and record it with their property deeds.

**GENERAL PLAN - JOINT WORKSHOP WITH COUNCIL AND COMMISSION.  
ISSUES: UNIT PER ACRE AND MINIMUM LOT SIZE**

Councilman Bruce Cook discussed with the commission the minimum lot size and units per acre issue. There needs to be flexibility in this area for some like smaller lots others will enjoy larger lots.

Robin Bemis spoke concerning the issue of miss mashing together the smaller lots with the larger, this gives the appearance of lack of uniformity maybe a cluttered look.

Arnold Baker discussed the need for space between us. People do not get along well bunched up together. High Country Estates is a good example. I have heard that our police department spends more than 50% of their time working out disputes in that area. They are there more than anywhere else.

Everett Coon spoke concerning the few people that have spoken up about these issues. They would not have any growth. This should not be a position the Commission should take. We have estimated that there will be 200 new homes built by the year 2020. There will be growth and we need to plan ahead. Arnold Baker agreed with Everett and added that the growth needs to be regulated, an organized growth.

Bruce Cook discussed with the Commission that the General Plan is that, a General Plan. The specifics are laid out in the Zoning Ordinance.

Craig Blunt read from the change sheets, following their discussion.

Holt Harrison moved to accept this final draft of the General Plan with the following changes: Change page 3:11 under Proposed Residential Density and Minimum Lot Sizes. **Strike out:** a minimum 8,000 sq. ft lot is required for sewerred dwellings; a minimum 16,000 sq. ft lot is required for non-sewerred dwellings. **Add:** and is further specified by specific ordinances. The column on table 3:1 Minimum Lot Size, **remove.** Arnold Baker seconded, the motion passed with all voting aye.

**CONDITIONAL USE PERMIT IN AN I-1 ZONE - FIRST REVIEW  
LOCATION 900 SOUTH 1500 EAST, ON 31/2 ACRES.**

Burt Allred made the presentation to the Commission: the property fronts 1500 East HWY. 40 and is set between Cutter Wireline Services and BHI. William Lamb, co-owns the property with his brother. I am interested in purchasing the land, a lease purchase. The business use: Swap meets.

Mr. Allred referred the Commission to his handout, site plan showing parking, roads, vendor stand locations, and chemical bathrooms.

Jim Richards: Is thus the type of swap meet business that after the meet the area is cleaned up and everyone leaves, Mobil?

Burt Allred: yes I will hold the swap meets on the week ends, Friday, Saturday and Sunday.

Everett Coon: Are the out houses permanent or will they be removed?

Burt Allred: The chemical Toilets will remain on the site.

Everett Coon: Who collects the sales tax from the venders, how does that work?

Burt Allred: The vendors will be licence with the state.

Jim Richards: Is this swap meet like a large yard sale?

Burt Allred: Yes, but the venders would have to meet State licensing. I am renting space, temporarily and I charge a parking fee and/or entrance fee.

Everett Coon: How are you going to prepare the driveways in your compound?

Burt Allred: I am going to try to keep the grass growing as long as possible.

Everett Coon: My concern is that the roads will be a dust problem, and when it rains then mud. I believe with three days out of seven that the grass will not endure. There will need to be dust control in your compound.

Burt Allred: I intend to have a very professional looking place of business. This project will need to be functional and look good to keep the venders and costumers coming back.

Holt Harrison: The roads will need to be road-based and/or graveled by this time next year. Can you accomplish this?

Burt Allred: The first three months will let me know if this business will work. If the business takes off, I would have the roads completed. How wide must the roads be?

Discussion followed concerning the lay out of his compound. Following the discussion, conditions were discussed, the road width minimum is 34' ft.

#### **CONDITIONS:**

1. Maintain control of dust by any effective means.
2. The roads will be completed by this time next year, May 1, 2001 road-based and/or graveled.
3. No alcoholic beverages allowed on the premises.
4. Must meet all State and Local licencing requirements; Health Department, Sanitation, Garbage, Sales Tax, Etc . . .
5. Grounds kept clean at all times.

Everett Coon: Would you oppose a back ground check by our Police Department?

Burt Allred: No, that would be fine.

Richard Ingram: Do you have water there?

Burt Allred: I am not sure.

Discussion followed. Following the discussion, Holt Harrison moved to recommend the approval of a business license upon the following conditions; ( 1 through 5 above) Robin Bemis seconded, the motion passed with all voting aye.

#### **MASTER ZONE MAP LAY OUT**

The Zones were discussed, Blob Map and Existing Zone Use Map reviewed. The 1982 Zone Map and the 1998 Zone Map was reviewed. The Commission worked on the revised Zone Map.

Following this workshop and discussion, Holt Harrison moved to have Craig Blunt take the proposed or draft Zone Map to the County GIS Office and duplicate it. Have it ready for the May

9, 2000 Zoning meeting for review. Robin Bemis seconded the motion passed with all voting aye  
( Everett Coon was not present)

**OTHER ITEMS FOR DISCUSSION**

No other items for discussion the meeting adjourned at 10:45 P.M.

# **NAPLES PLANNING AND ZONING COMMISSION MINUTES MAY 9, 2000**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:35 P.M.

**Commission Attendance:** Jim Richards, Robin Bemis, Arnold Baker, Holt Harrison, Rae Rasmusen, Loa Kay Bowthorp.

**Commission Absent:** Lance Anderson ( excused ), Richard Ingram ( excused ).

**Council Rep.** Everett Coon, Present

**Others Present:** Brent Cooper, Craig Blunt.

## **WELCOME:**

Robin Bemis welcomed the Commission Members and visitors. He asked if there are additions or deletions to the agenda. There were none.

Everett Coon moved to approve the agenda, Holt Harrison seconded, the motion passed with all voting aye.

## **DISCLOSURES:**

There were no conflicts.

## **APPROVAL OF THE APRIL 11, 2000 MINUTES.**

Holt Harrison moved to approve the minutes of April 11, 2000. Jim Richards seconded, the motion passed with all voting aye.

## **FIRST READING OF THE MASTER DRAINAGE PLAN DRAFT**

The Commission Members were asked if the Master Drainage Plan as written was easy to read and understandable?

Following some discussion on water ways, drainage ponds, drainage ordinance, tables, HWY 40 as a dam, working with Uintah County and Vernal City in planning future drainage, etc . . the following items needed to be addressed by the Drainage Engineer:

1. The Tables need explanation of terms.
2. Design guidelines and criteria can be addressed/outlined on one or two pages for easy reference.
3. Identify the locations of easements and holding ponds, place on one map.

Items needed to be addressed by City Council:

1. The Plans of the holding pond/detention facility locations and size, needs to be shared with Vernal City and Uintah County.
2. The Council needs to begin the Storm water/Drainage Ordinance adoption process.
3. The Major Drainage Easements and holding pond locations as identified in the Master Drainage Plan, as funds permit, need to be procured and established.

Jim Richards moved to recommend to the City Council to approve the Master Drainage Plan with the additions and clarifications. The Council needs to begin the Storm water/Drainage Ordinance adoption process. The Major Drainage Easements and holding pond locations need to be identified, as funds permit, established and procured. Arnold Baker seconded, the motion passed with all voting aye.

#### **LIST ITEMS THAT MAKE UP NAPLES RURAL CHARACTER**

1. Pastures
2. Fields
3. Live stock
4. Secondary buildings near residents home.
5. Farm units/residential homes allowed to have domestic and live stock as part of their resident.
6. Dirt roads and dirt walking paths.
7. Irrigation right of ways.
8. Good fencing.
9. Barrow ditches rather than curb and gutter.
10. Buildings set back from main roads.

The Commission members want to consider this at their next meeting.

Brent Cooper discussed with the Commission PUDs, clustering, open space for future public use. Once open space is created who will maintain it? Mr. Cooper recommended that Special Improvement District ( SID ) be set up with the area residence that the acreage is set aside for. Later the SIDs would fall under a recreation district for the maintenance. Mr. Cooper told the Commission how a 2 1/2 acre park in the middle of a residential area brought the neighborhood together. He would like the Commission to consider future locations for neighborhood parks and provide a way in the Zoning ordinance to create this open area.

#### **REVIEW FIRST DRAFT OF ZONING MAP AND ZONES**

Handouts were given for the Commission to review on the subject of hidden design and civic design in a Land Use Ordinance. Summary: Design occurs whenever policies or land use

regulations, that is, governmental actions that determines the type and limitations of uses and structures that will be sited upon the land in a community, affect space in a City. When governmental action is implemented without an understanding of the potential design implications, the result is hidden design. However, even when there is no intentional effort to control space and materials, something will fill the void.

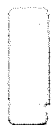
Civic Design: The planning of roads, the determination of land use, the regulation of lot size, etc . The Commission would like to travel the City and check out the proposed zones. The Commission tabled the proposed zone map to the next meeting, June 13, 2000

### **NEXT MEETING AGENDA ITEMS**

1. Rural Character of Naples
2. Zoning Map
3. Begin Master Road Map

### **OTHER ITEMS FOR DISCUSSION**

No other business. The meeting adjourned at 10:00 p.m.





# **NAPLES PLANNING AND ZONING COMMISSION MINUTES JUNE 13, 2000**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:35 p.m.

Commission Present: Richard Ingram, Jim Richards, Holt Harrison, Rae Rasmusen,  
Loa Kay Bowthorpe

Commission Absent: Lance Anderson, Arnold Baker, Robin Bemis.

Council Rep. Everett Coon Absent

Others Present: Craig Blunt

## **WELCOME:**

Richard Ingram welcomed the Commission Members and visitors. He asked if there are additions or deletions to the agenda? There were none.

## **DISCLOSURES:**

There were no conflicts with the agenda items.

## **APPROVAL OF THE MAY 9, 2000 MINUTES:**

Holt Harrison moved to approve the minutes of May 9, 2000. Jim Richards seconded, the motion passed with all voting aye.

## **BUSINESS/ALPINE LOG MILL NEW LOCATION ( 3.5 ACRES).**

**PRESENT LOCATION - 2640 SO. 1500 E.**

**NEW LOCATION - 842 SO. 1500 E. HWY 40/ EARL GROSS TO MAKE  
PRESENTATION.**

No representative to give the presentation has shown up. Holt Harrison moved to table this agenda item until a representative shows up. Rae Rasmusen seconded, the motion passed with all voting aye.

## **LIST ITEMS THAT MAKE NAPLES RURAL CHARACTER.**

1. Trees, Bushes, Greenery
2. No buildings that are three stories or higher.
3. No concrete sidewalks, curb and gutter.
4. Open irrigation - sprinkling systems/wheel lines.
5. Farm animals.
6. Homes with open view - no security walls/fences.

7. No apartments/high density housing. Homes stand alone on small to large lots.
8. Bike riding. Walking, jogging on sides of roads.
9. Well groomed yards.
10. Green areas - parks, farms and small neighborhoods surrounded by fields.

May 9, 2000 meeting list:

1. Pastures
2. Fields
3. Live stock
4. Secondary buildings near residents home.
5. Farm units/residential homes allowed to have domestic live stock as part of the resident.
6. Dirt roads and dirt walking paths.
7. Irrigation right of ways.
8. Good fencing
9. Barrow ditches rather than curb and gutter.
10. Buildings set back from main road (300' ft or more).

The Commission would like this list when they will be discussing the language for each of the zones.

#### **REVIEW DRAFTS OF ZONING MAP AND ZONES**

The Zoning maps and the percent of lot sizes in the Zones, that is mixing lot sizes was discussed. Apartment housing and high density zoning was discussed. Following these discussions, Jim Richards moved to approve the third draft of the Zoning Map as the Master Map and make recommendation to the Council for adoption. Richard Ingram seconded, the vote went as follows;

Jim Richards -	yes
Richard Ingram-	yes
Rae Rasmusen	yes
Holt Harrison	yes but with limits of high density housing
Loa Kay Bowthorpe	no

The motion passed.

#### **MASTER ROAD MAP**

Rae Rasmusen moved to table this until next meeting, July 18, 2000.

#### **OTHER BUSINESS**

Commission asked about the citation/fining system Dennis Judd is working on. Is it completed? No, Craig will get back with Dennis Judd to see where he is at.

Commission want a write notice with copies of minutes sent to Montgomery Recycling.

# **NAPLES PLANNING AND ZONING COMMISSION MINUTES JULY 20, 2000**

This special meeting of the Naples Planning and Zoning Commission was called to order at 7:35 p.m.

Commission Present: Loa Kay Bowthorpe, Robin Bemis.

Commission Absent: Lance Anderson, Arnold Baker, Richard Ingram ( excused ),  
Rae Rasmusen, Holt Harrison.

Council Rep. Everett Coon Absent

Others Present: Craig Blunt, D

## **WELCOME:**

Due to a lack of a quorum the meeting was canceled.

Richard Ingram and Robin Bemis showed up for the Planning and Zoning Commission Meeting on **July 18, 2000**. Craig Blunt, Dennis and Mary Dahlberg also were there. The corridor of HWY 40 and Downtown Naples were discussed, ideas shared. The Dahlbergs will be developing a rendering and are asking the Zoning Commission to help.

**The next regular meeting of the Naples Planning and Zoning Commission is August 8, 2000**



# **NAPLES PLANNING AND ZONING COMMISSION MINUTES AUGUST 8, 2000**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:35 p.m.

## **COMMISSION ATTENDING:**

Chairman Lance Anderson, Arnold Baker, Rae Rasmusen, Holt Harrison, Loa Kay Bowthorpe

## **COMMISSION ABSENT:**

Vice Chairman Richard Ingram (excused), Jim Richards, Robin Bemis.

**COUNCIL REP.** Everett Coon, Present.

**OTHERS PRESENT:** Craig Blunt

## **WELCOME:**

Chairman Lance Anderson welcomed the Commission Members and announced that he would be retiring from the Planning and Zoning Commission. This would be his last meeting. The Planning Commission will miss Lance and his leadership. Craig said that Lance became a member January 1991, on January 94 became Vice Chairman and on January 1995 became Chairman. Lance has been in this valuable **voluntary service for 9 years 8 months**. The Naples Community can surely say **Lance Anderson is an example of "People Serving People"**.

## **DISCLOSURES:**

No conflicts.

## **APPROVAL OF JUNE 13, 2000 MINUTES:**

Arnold Baker moved to approve the minutes of June 13, 2000. Holt Harrison seconded, the motion passed with all voting aye.

## **RENDERING IDEAS FOR DOWNTOWN NAPLES:**

The Commission worked through photos of structures from around Utah and placed them on a like and dislike display. The structures will represent the type of look and materials the Downtown and HWY 40 frontage buildings will use and look like. Open mall, indoor mall, strip mall, and walking mall was discussed as a Retail Center. The height

of buildings in the category of retail/wholesale and service type such as hotels was discussed. HWY 40 and its relationship to businesses, such as parking on and off HWY 40, parking in front of or in the rear of or on the side of businesses, access to businesses and business complexes was discussed. The location of the rendering was discussed. Following these discussions the Commission summarized:

1. The rendering view, see map.
2. The retail center will be a walking mall with fountains, trees, grass, tile and brick walking paths. Parking will only be on the sides and rear. The customers will be able to enter the stores from the rear (parking area) and front (walking area).
3. The structures would be made with a mix of rustic wood and rock - see pictures.
4. The structures will be set apart from each other. The walkways will be made of tile, brick, bordered by trees, grass and pedestrian lighting.
5. The height of the retail/wholesale stores will be limited to 2 stories. The height of the service buildings such as hotels is 3 stories.
6. ADA parking.
7. Businesses will be set back off of HWY 40 with landscaping buffering.

#### **MASTER ROAD MAP:**

The Commission reviewed the Master Road Map and discussed the traffic patterns that could move traffic through the proposed Downtown. The Commission would like to have Uintah County and Vernal City's master road maps to compare. There has been rumor about UDOT putting in a truck route that would bypass Vernal and Naples. Craig has asked UDOT Planners if there was any truth to the rumors, he was told there was no plans for a interstate to bypass Vernal and Naples. Craig was told about the study being taken at this time for a railroad spur out of Colorado that would come into Uintah County. The study will take two years, 2002. The Commission discussed the need to visit with Uintah County and Vernal City's planner and discuss transportation issues for the future.

Widths of streets was discussed and what widths of streets should be planned for at section lines 1/2 section and quarter section lines. Full sections and 1/2 sections are minor collectors, 66' ft easements. The 1/4 sections are local, 60' ft easements. Any roads that fill in the 1/4 section will be designed with the developers input. Following the discussions Arnold Baker moved to designate 2500 South as a Major Street 72-80 ft easement width. Holt Harrison seconded, the vote was as follows:

Arnold Baker	yes
Holt Harrison	yes
Lance Anderson	no
Rae Rasmusen	no
Everett Coon	no
Loa Kay Bowthorpe	no

The motion did not pass.

Rae Rasmusen moved to have Craig visit with Uintah County and Vernal City Planner and discuss with them what transportation plans they have for Ashley Valley, share with them our ideas and report back.

Holt Harrison seconded, the motion went as follows.

Rae Rasmusen	yes	Lance Anderson	yes
Holt Harrison	yes	Everett Coon	no
Arnold Baker	yes	Loa Kay Bowthorpe	no

The motion passed.

#### **OTHER BUSINESS**

With no other business the meeting adjourned at 10:40





# **Naples Planning and Zoning Commission**

## **Minutes**

### **September 18, 2000**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:35 p.m.

#### **COMMISSION ATTENDING:**

Robin Bemis, Rae Rasmussen, Holt Harrison, Arnold Baker

#### **COMMISSION ABSENT:**

Richard Ingram (excused), Jim Richards (excused), Loa Kay Bowthorpe

**COUNCIL REPRESENTATIVE:** Everett Coon, absent

**OTHERS PRESENT:** Allen Bennion, Jeff Goodrich, Craig Blunt

#### **NEW CHAIRMAN ELECTION:**

Craig Blunt ran the elections. The results of the elections were as follows:

Chairman: Holt Harrison

Vice-Chairmen: Robin Bemis

Richard Ingram asked to be excused for the next few months. His wife is ill.

#### **WELCOME:**

Chairman Holt Harrison welcomed the Commission members and visitors to the meeting.

#### **DISCLOSURES:**

Chairman Harrison asked the Commission if there were any additions or changes to the agenda. Craig Blunt asked to have time to update the Commission on the following City projects:

1. High Country Special Improvement District
2. 1500 South Industrial Roads Project
3. Road Side Park
4. Zoning Ordinances
5. Enforcement of Zoning Ordinances

The Commission was asked if there were any conflicts. There were none.

## **APPROVAL OF AUGUST 8, 2000 MINUTES:**

Arnold Baker moved to approve the minutes of August 8, 2000, with the spelling corrections. Robin Bemis seconded. The motion passed, with all voting aye.

## **UBET REQUEST FOR A COMMUNICATION TOWER - LOCATION 1827 SOUTH 1500 EAST:**

Allen Bennion and Jeff Goodrich made the presentation to the Commission.

There is an existing 50' wood pole tower at the location where we are proposing to place the 100' tapered metal tower. There has been complaints of drop spots and poor reception inside the buildings. UBET would like to replace the existing pole with a steel tapered pole, 100' long, providing 900 MHZ digital service. This project will also be subject to FAA approval, due to the proximity of the airport.

There was further discussion on:

1. Set backs from property line/fall ratio
2. Hwy. 40 beautification standards
3. Engineering for climate and wind
4. The need for neighbors and UDOT input.

Following the discussion Arnold Baker moved to give notice by mail to property owners within 1000' of the project and to check with UDOT to get their input. The public hearing will be held here at the City office at the next regularly scheduled meeting on October 10, 2000, at 7:00 p.m. Robin Bemis seconded. The motion passed with all voting aye.

## **OTHER BUSINESS:**

Rae Rasmussen asked about the County and Vernal City Master Road Plan. Craig said he would have it at the next meeting.

### Update on projects:

#### **1. High Country Special Improvement District (SID)**

The residents of High Country petitioned the City to provide curb, gutter and sidewalk. 73 out of 105 would like to have a SID set up. The City has begun the process. On September 28, 2000, the Council will have the opportunity to adopt the Notice of Intent and then the notice will be published in the newspaper for the next six (6) weeks. Each property owner and resident will receive, in the mail, the Notice of Intent. A public meeting will be held after the publication dates, somewhere around November 9, 2000. The second part of the SID is to build 550' of road from 1000 East to 840 East, on 2970 South. Nine lot owners will pay for this part of the project.

#### **2. 1500 South Industrial Roads Project**

Rae Rasmussen asked about the chips piled up next to her place, from the highway project.

The chips will be used on the 1500 South Industrial Roads Project. Three inches of chips are required under the concrete work. This project has already begun. The grubbing on the south side of 1500 South began Monday, September 11, 2000. Thirty inch culvert will be laid for irrigation and drainage. Once the culvert is in place the utility companies will move their utilities back to the easement line. Forty four feet wide asphalt with curb and gutter are planned for this project.

### 3. Roadside Park

There has been some questions concerning the blue gravel to be used as the roadway surface. UDOT, as part of the conditions, would not allow a hard surface and we have to have one way travel. Entrance will be at 2850 South and exit at 2800 South. This project is close to being completed. The concrete work should be done by next week. The picnic tables and fountain should be delivered by September 29. The kiosk should be completed by the middle of October. The kiosk is an Eagle project.

We are presently looking at different concepts for the Christmas lighting.

### 4. Zoning Ordinance

The General Plan is done and the policies to implement the plan need to be made. The Council has asked the Commission to draft these policies. Craig will collect different policies from other cities for review. The first policy will be Hwy. 40, followed by the commercial Planned Unit Development's.

### 5. Enforcement of Zoning Ordinances

The ordinance setting up fines and going before the Naples Justice of the Peace, discussed with the attorney, was passed by the Council. Craig has been asked to list each Zoning violation as well as City ordinance violation. Once this is completed Craig will be able to share the information with the police department.

### **Montgomery and Basin Recycling:**

Montgomery Recycling has finished the north fence to the entry gate. He said he would have a plan for us on what he will do with the future east fence.

With no other business, Arnold Baker moved to adjourn the meeting. Robin Bemis seconded. The motion passed with all voting aye.

The meeting adjourned at 9:38 p.m.



# **NAPLES CITY PLANNING AND ZONING MINUTES OCTOBER 10, 2000**

The Naples Planning and Zoning Commission was called to order at 7:30 p.m.

**Commission Present:** Chairman Holt Harrison, Vice Chairman Robin Bemis, Jim Richards, Rae Rasmussen, Arnold Baker, Loa Kay Bowthorpe

**Commission Absent:** Richard Ingram (excused)

**Council Rep.** Everett Coon, Excused Absence

**Others Present:** Rick and Shelly Dayton, Craig Blunt, Holly Baker, Jeffery Baker

## **Welcome:**

Chairman Harrison welcomed the Commission Members and visitors to the Planning and Zoning meeting. He asked if there were any additions or deletions from the agenda. There were none. He asked if there were any conflicts or disclosures on any of the agenda items. There were none.

## **Approval of the September 18, 2000 Minutes**

Arnold Baker moved to approve the minutes of September 18, 2000. Rae Rasmussen seconded. The motion passed with all voting aye.

## **UBET Request for Communication Tower. Location: 1827 South 1500 East.**

Jeff Goodrich gave a presentation on the construction of a monopole tower at 1827 South 1500 East. The commission reviewed the pros and cons that were given during the public hearing presentation. Jim Richards expressed to the commission that this would be a good addition to the community, by upgrading the communication system in the area. Holt Harrison asked the commission to go over the concerns. 1 - how it would look when finished, the aesthetics; 2 - how will the tower be properly engineered, to deal with wind and ice loads; 3 - interference with other electronic equipment, regeneration signal. Following the discussion the following conditions were set:

1. UBET would receive FCC approval
2. UBET would receive FAA approval
3. The construction of the tower be engineered and approved by an Utah licensed engineer.
4. That a red oscillating light (FAA approved) be placed on the top of the tower.
5. The wood tower be removed.
6. The tapered tower be placed in the southeast corner as illustrated on the site plan.

Jim Richards moved to propose to the council the approval of the placement of the tower with the six conditions as itemized. Robin Bemis seconded. The motion passed with the following vote:

Rae Rassmusen - yes  
Arnold Baker - yes  
Robin Bemis - yes  
Jim Richards - yes  
Holt Harrison - no

Chairman Holt Harrison will make proposal to the council on October 12, 2000, at the regular City Council meeting.

### **RDT New Business Location, P&W Industrial, 1290 South 1100 East**

Rick Dayton presented his proposal for his garbage pick-up service business, RDT. Rick handed out a site plan for the review of the commission and explained his one to five year plan. The shop that is set in the rear is for his work trucks and equipment, to park and repair. The bulk of the yard will be sterilized and graveled with blue rock.

Items discussed:

**Yard drainage** - the rain water and snow melt will be absorbed through the gravel and will not be allowed to run off onto the neighboring properties.

**Sanitation of garbage trucks** - a concrete washing pad with proper separation boxes, approved by Ashley Valley Water and Sewer, will be the washing and sanitation area for his garbage trucks. The sanitation fluid is Clorox. Waste waters will be collected in the separation catch boxes and run into the sewer.

**Security** - an 8 foot fence will be built around the perimeter of the yard with a front gate entry. Yard lights will be placed on the front and rear of buildings.

**Office complex** - for this year, and probably the next, he will use a mobile home as a temporary office. He is planning on replacing that temporary office with a 20 x 24 foot office complex.

**Five percent greenery** - Planter boxes will be placed in front of the office, facing the street, with dwarf Spruce trees and rose bushes. Hedging will be placed near the front entrance gate. The 30 foot set-back area, where the pine trees and planter will be located, will be set off with a blue gravel.

Following further discussion, Arnold Baker moved to approve the proposal as presented, and to have the chairman make the proposal at the October 12, 2000 council meeting for approval. Robin Bemis seconded. The motion passed with all voting aye.

## **Capital Projects Review and Approval**

Following the review of the capital projects, the commission recommended a stop light at 2500 South 1500 East be added to the list. They also recommended that the family water park for 2.5 million be added to the recreation portion of the list.

Arnold Baker moved to approve the capital project list with those additions. Jim Richards seconded. The motion passed with all voting aye.

## **General Plan Policies**

Craig Blunt explained to the commission that the information that was retrieved from Utah League of Cities and Towns was encrypted and as of yesterday did not have the software to decipher the other city zoning ordinances for the industrial commercial and special ordinances for building standards. He will have this ready for their workshop and review at the next regular meeting which is scheduled for November 14, 2000.

The commission discussed the procedure they would like to follow in soliciting the help from businesses that front Highway 40. The commission will be working on the Highway 40 commercial PUD policies and need the input from the businesses. Following the discussion the commission would like to hold a barbeque or catered luncheon at the J.R. Lewis' Perma-Patch building. They would invite the business and property owners that front Highway 40 to attend the luncheon. The intent of the luncheon is to involve the owners and businessmen in the development of the beautification policies and standards.

The commission asked Craig Blunt to organize the lunch. The commission (luncheon committee) will help as needed.

## **Other Business**

There was no other business.

The meeting adjourned at 10:00 p.m.





# **Naples Planning and Zoning Commission**

## **November 14, 2000**

### **Minutes**

The regular meeting of the Naples Planning and Zoning Commission was called to order at 7:05 p.m.

Commission Present: Holt Harrison, Robin Bemis, Arnold Baker, Loa Kay Bowthorpe, Jim Richards

Commission Absent: Richard Ingram (excused), Rae Rasmussen (resigned today)

Council Representative: Everett Coon, present

Others present: Cody Boren, Calvin Richens, Craig Blunt

#### **Welcome:**

Holt Harrison welcomed the commission members and visitors to the meeting. He asked if there were any additions or deletions to or from the agenda. Added was Calvin Richens and Cody Boren's proposal to open a teen club at 1100 East 1350 South. Mr. Harrison asked if there were any conflicts with the agenda items. There were none.

#### **Minute approval for October 10, 2000 public hearing and October 10, 2000 regular meeting:**

Robin Bemis moved to approve the October 10, 2000, hearing minutes, and the regular meeting minutes. Arnold Baker seconded, the motion passed with all voting aye.

#### **General Plan Policies:**

Everett Coon moved to table the policy development of the General Plan to the next zoning meeting on December 5, 2000. Loa Kay Bowthorpe seconded. The motion passed with all voting aye.

#### **Proposal to open a teen club at 1100 East 1350 South, I-1 Zone - Cody Boren and Calvin Richens:**

Calvin Richens proposed to open a teen club at 1100 East 1350 South in the P&W Industrial area. The name of the club will be the "Odyssey Club".

The purpose of the club:

1. Provide an entertainment center for the community, ages 16 and up.
2. Provide an arcade, video games, pool tables and dances with recorded music and karaoke.
3. Provide, on occasion, live bands
4. Provide a tobacco and alcohol free environment
5. Provide a gift shop and computer café

The club will be open on Friday and Saturday evenings for dances, from 3 p.m. to 11:30 p.m. It will be open on weekdays from 3 pm to 10 pm. The building will be rented.

Mr. Richens handed out a plot plan showing the outside space that could be used for parking. This space is a graveled area. There is a 5' chain link fence on the sides and rear of the building.

The commission had some concerns with the location being in the active industrial section of P&W, and that the building was built for industrial activities and not for assembly of large groups of people.

The nature of the business could bring in problems to the surrounding businesses; parking, trespassing, additional traffic to an area that has only one entrance and exit.

The commission discussed the need for information from the building official on the change of use of the building and the possible upgrades it will need to meet the fire code and uniform code requirements, due to the use change.

The commission discussed the need for the businesses in this area to voice their approval or concerns.

Following the discussion Everett Coon moved to call a public meeting at 7 p.m. on December 5, 2000. They will invite the property owners and business owners in the P&W Industrial area to give their input to the proposal and to continue this Planning and Zoning meeting to December 5<sup>th</sup>, at 7:30 p.m. Robin Bemis seconded. The motion passed with all voting aye.

The commission asked Craig Blunt to get the building use change requirements to Mr. Boren and Mr. Richens, prior to the notices to be sent out.

The commission would also like to have Chief Guibard's opinion prior to this meeting.

The meeting adjourned at 9 p.m. and will reconvene at 7:30 p.m. on December 5, 2000.

# **Naples Planning and Zoning Commission**

## **Minutes**

### **December 5, 2000**

This continuation of the November 14, 2000, meeting of the Naples Planning and Zoning Commission was called to order at 7:48 p.m.

Commission Present: Holt Harrison, Robin Bemis, Arnold Baker, Loa Kay Bowthorpe

Commission Absent: Richard Ingram (excused)

Council Representative: Everett Coon, excused absence

Others: Earl Gross, Dennis Judd, Craig Blunt

#### **WELCOME:**

Chairman Holt Harrison welcomed the commission members and visitors to the meeting. He asked if there were any additions or deletions to or from the agenda. Mr. Harrison asked if there were any conflicts with the agenda items. There were none.

#### **APPROVAL OF NOVEMBER 14, 2000 MINUTES:**

Arnold Baker moved to approve the minutes of November 14, 2000. Loa Kay Bowthorpe seconded, the motion passed with all voting aye.

#### **NEW BUSINESS/CONDITIONAL USE - ZONE IPUD:**

When the Odyssey Club received the information from the Building Official for the change of use in the building and its required upgrades, they withdrew their application.

#### **BUSINESS RELOCATION - ZONE HWY CI PUD:**

Alpine Logging, new location at 850 South 1500 East.

Earl Gross handed out his site plan to the commission for review. Following is a list of items he would like to do:

1. Phase I - 6 months. Date completed?  
Build the shop (50' x 100') at the rear of the lot - 600' deep by 256' wide
2. Phase II - 6 months. Date completed?  
Model home built at the front of the lot as a show home to be seen from Hwy. 40
3. Parking - minimum of 8 parking spaces at front of lot to accommodate the model home
4. Lighting - security for yard and buildings
5. Phase III - obscure fencing - gated. Date completed?
6. Drainage plan for lot required
7. Gravel road to mill
8. Need drawing of landscaping the frontage of Highway 40, 5% landscape rule
9. Utilities - a) AVWS, sewer  
b) 3 phase power  
c) Water  
d) Natural gas
10. Sign, log type, need a drawing and site location.

Note: Sawdust - sold as fast as it is produced.

Items 1 through 10 need to be on his preliminary plan, with completion dates. The additional items will also need to be added:

11. Scale used.
12. Direction of North point.
13. Lot lines, adjacent streets, right-of-way, easements.
14. Location of the lot with respect to land survey monuments.
15. Location of proposed construction and improvements, including set backs.
16. Location of all existing structures on the property, including driveway entrances, utility poles, etc.
17. Motor vehicle access, including individual parking stalls, circulation patterns.
18. Any necessary explanatory notes.
19. Name, address and phone numbers of building contractor and owner.

He will have the preliminary plan at the next meeting, on January 9, 2001, for the commission to review. Numbers 1 through 19 will be on the drawing, along with any additional information required by the Building Official.

#### **ACCESS ROAD OFF OF HWY 40:**

Nabors Drilling Company, 826 South 1500 East

Dennis Judd presented a plat showing the access proposal to UDOT. UDOT requested Naples City to give their approval.

Mr. Judd explained to the commission that he was there to represent his client, not Naples City. He also explained why there was need for the access. The following four points were made for discussion:

1. Nabors Drilling Company is land locked and presently travels through BHI property.
2. Nabors Drilling Company has applied for a new access with UDOT, as shown on the map.
3. UDOT has stipulated that any future development of the two parcels (Nabors travels through parcels A and B on the map) use this 40' access. This stipulation will not met the needs of parcel A and B or Nabors Drilling Company. UDOT needs to reconsider.
4. Private lane - easement only - fencing on both sides of easement.

The commission discussed the four points. Following the discussion Loa Kay Bowthorpe moved to approve the request with the following stipulations:


1. First 25' entering and exiting off of Hwy. 40 asphalted and built to UDOT road standards
2. Minimum of 20' wide gravel based road and fenced on both sides of easement.

Robin Bemis seconded, the motion passed with all voting aye.

#### **GENERAL PLAN POLICIES:**

Work was done on the following policies:

1. Short Title
2. Purpose

- 
3. Intent
  4. Conflict
  5. Effect upon previous ordinances and maps
  6. Nuisance and abatement
  7. Penalty provisions and fees
  8. Building permit required
  9. Certificate of occupancy
  10. Site plan required

The next meeting is scheduled for January 9, 2001.

The meeting adjourned at 9:30 p.m.

